

**ZONING HEARING BOARD
MT. LEBANON, PENNSYLVANIA**

ZONING HEARING NOTICE TO PROPERTY OWNERS & INTERESTED PERSONS

Mt. Lebanon, Pennsylvania wishes to advise that the Zoning Hearing Board will conduct a virtual hearing on Thursday evening **May 20, 2021** at 7:00 p.m. (prevailing time).

The following appeal is listed for hearing at which time - as a property owner within 200 feet of the property in question or an interested person - you are invited to submit your view on the matter by emailing before noon on Thursday, **May 20, 2021** to the Chief Inspector/Zoning Officer, Rodney Sarver at rsarver@mtlebanon.org who will then invite you to the virtual hearing. Please note, all comments will become part of the official transcript of the hearing.

APPEAL NO. 1823

OWNER: Masahiro Ogiso, 747 North Meadowcroft Ave, Pittsburgh, PA 15216

APPELLANT: Masahiro Ogiso, 747 North Meadowcroft Ave, Pittsburgh, PA 15216

LOCATION: 747 North Meadowcroft Ave, Pittsburgh, PA 15216

The applicant is seeking a variance to allow chickens, coop & enclosure to remain, noncompliant with the specific standards as set forth in the Zoning Ordinance, as follows: To allow chickens to run at large, not being contained within the coop & covered enclosure, and not contained within the owner's property. And, to allow the coop and enclosure to be closer to neighboring property lines than to the principal structure/dwelling.

The appellant is requesting a variance to Ordinance No. 2636, Chapter XX, and the following sections:

§803 Accessory Uses. *Accessory Uses* or *Structures* are permitted in any zoning district in connection with any *Principal Use* lawfully existing within such district. No *Accessory Use* or *Structure* shall be established or constructed until the primary *Use* or *Structure* is constructed and unless evidence of compliance of such *Use* or *Structure* shall have first been issued. *Accessory Uses* or *Structures* deemed to be similar in nature, as determined by the *Zoning Officer*, may also be allowed.

803.3 For Residential Uses, the following *Accessory Uses* or *Structures* are permitted:

803.3.16 Subject to the standards in this Section, it shall be lawful to keep up to fifteen (15) domestic chickens (hens) as an accessory use in any residential district.

803.3.16.2 Specific Standards for Chickens.

803.3.16.2.2 No chickens may run at large within the corporate limits of the Municipality.

803.3.16.2.3 All chickens must be contained within the owner's property boundary.

803.3.16.2.4 Any coop or enclosure for the chickens must be a covered, predator-proof chicken house that is thoroughly ventilated, or sufficient size to admit free movement of the chickens, and kept clean.

803.3.16.2.5 Any coop or enclosure for the chickens must be located a minimum of ten (10) feet from any side or rear lot line and must be closer to the principal structure than to any side or rear lot line, and cannot be located in any front yard.

The property is zoned R-1 Single Family Residential District

The application for this request was received by the Chief Inspector and it was determined that the matter should properly come before the Zoning Hearing Board. Ordinance No. 2636, Chapter XX, Part 12, section 1201, empowers the Zoning Hearing Board to act in this appeal.

MT. LEBANON, PENNSYLVANIA
ZONING HEARING BOARD

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